085.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	985,100 / 985,100
					USE VALUE:	985,100 / 985,100
					ASSESSED:	985,100 / 985,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CALLAGHAN OWEN & JESSICA
Owner 2:	
Owner 3:	
Street 1:	4 WESTMORELAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CORAPI MICHAEL -
Owner 2:	-
Street 1:	4 WESTMORELAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .198 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Clapboard Exterior and 2040 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8622.000	510,000		475,100	985,100
Total Card	0.198	510,000		475,100	985,100
Total Parcel	0.198	510,000		475,100	985,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.89 /Parcel: 482.89

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 53319

GIS Ref

GIS Ref

Insp Date 10/26/18

!6902!

PREVIOUS ASSESSMENT

Parcel ID 085.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	510,000	0	8,622.	475,100	985,100		Year end	12/23/2021
2021	101	FV	495,100	0	8,622.	475,100	970,200		Year End Roll	12/10/2020
2020	101	FV	495,100	0	8,622.	475,100	970,200	970,200	Year End Roll	12/18/2019
2019	101	FV	383,300	0	8,622.	468,300	851,600	851,600	Year End Roll	1/3/2019
2018	101	FV	383,300	0	8,622.	359,700	743,000	743,000	Year End Roll	12/20/2017
2017	101	FV	383,300	0	8,622.	339,300	722,600	722,600	Year End Roll	1/3/2017
2016	101	FV	383,300	0	8,622.	312,200	695,500	695,500	Year End	1/4/2016
2015	101	FV	362,000	0	8,622.	291,800	653,800	653,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:41:23

LAST REV

Date	Time
07/18/19	14:09:17
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6902

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORAPI MICHAEL	39981-563		7/17/2003		562,000	No	No		
CARUSO PAUL & M	34995-58		3/8/2002	Family	129,656	No	No		
	19295-347		8/1/1988		346,000	No	No		G

USER DEFINED

Prior Id # 1:	53319
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/21/2013	1259	Renovate	32,000	C				
3/25/2005	275	Addition	166,000	C		G6	GR FY06	NEW KIT/MBR/ROOF/W

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
2/26/2014	Info Fm Prmt	EMK	Ellen K
10/31/2005	Fieldrev-Chg	BR	B Rossignol
1/19/2004	MLS	HC	Helen Chinal
11/13/2000	Hearing N/C	189	PATRIOT
4/14/2000	Inspected	263	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	276	PATRIOT
1/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8622		Sq. Ft.	Site		0	70.	0.79	6									475,064						475,100	

Total AC/HA:	0.19793	Total SF/SM:	8622	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	475,064	Spl Credit		Total:	475,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	G - Good		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.21451616
Const Adj.:	1.14703870
Adj $ / SQ:	188.068
Other Features:	111466
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	626564
Depreciation:	116541
Depreciated Total:	510023

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

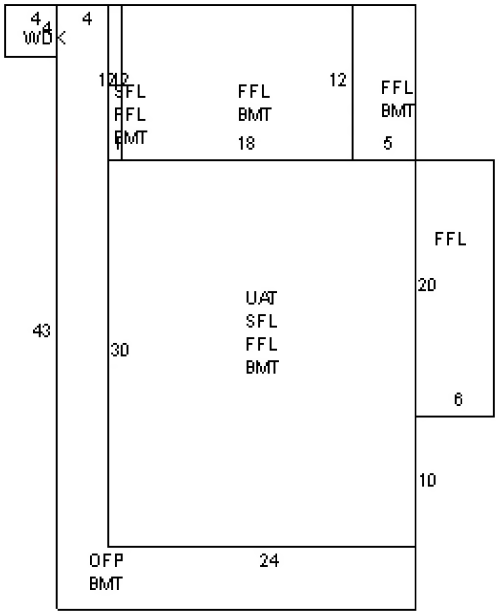
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	206.87
Special Features:	0	Val/Su Net:	138.59
Final Total:	510000	Val/Su SzAd	274.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,316	56.420	74,249
FFL	First Floor	1,128	188.070	212,141
SFL	Second Floor	732	188.070	137,666
OFP	Open Porch	308	25.070	7,722
UAT	Upper Attic	180	144.810	26,066
WDK	Deck	16	18.350	294

Net Sketched Area:	3,680			Total:	458,138
Size Ad	1860	Gross Area	4220	FinArea	2040

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	9X11	A	GD	1970	0.00	T	29.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

085.0-0001-0007.0

IMAGE

AssessPro Patriot Properties, Inc